

# ***Approach Protection Plans The State Plan for Approach Protection Areas***



# Approach Protection Plans

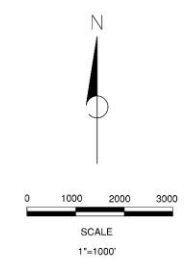
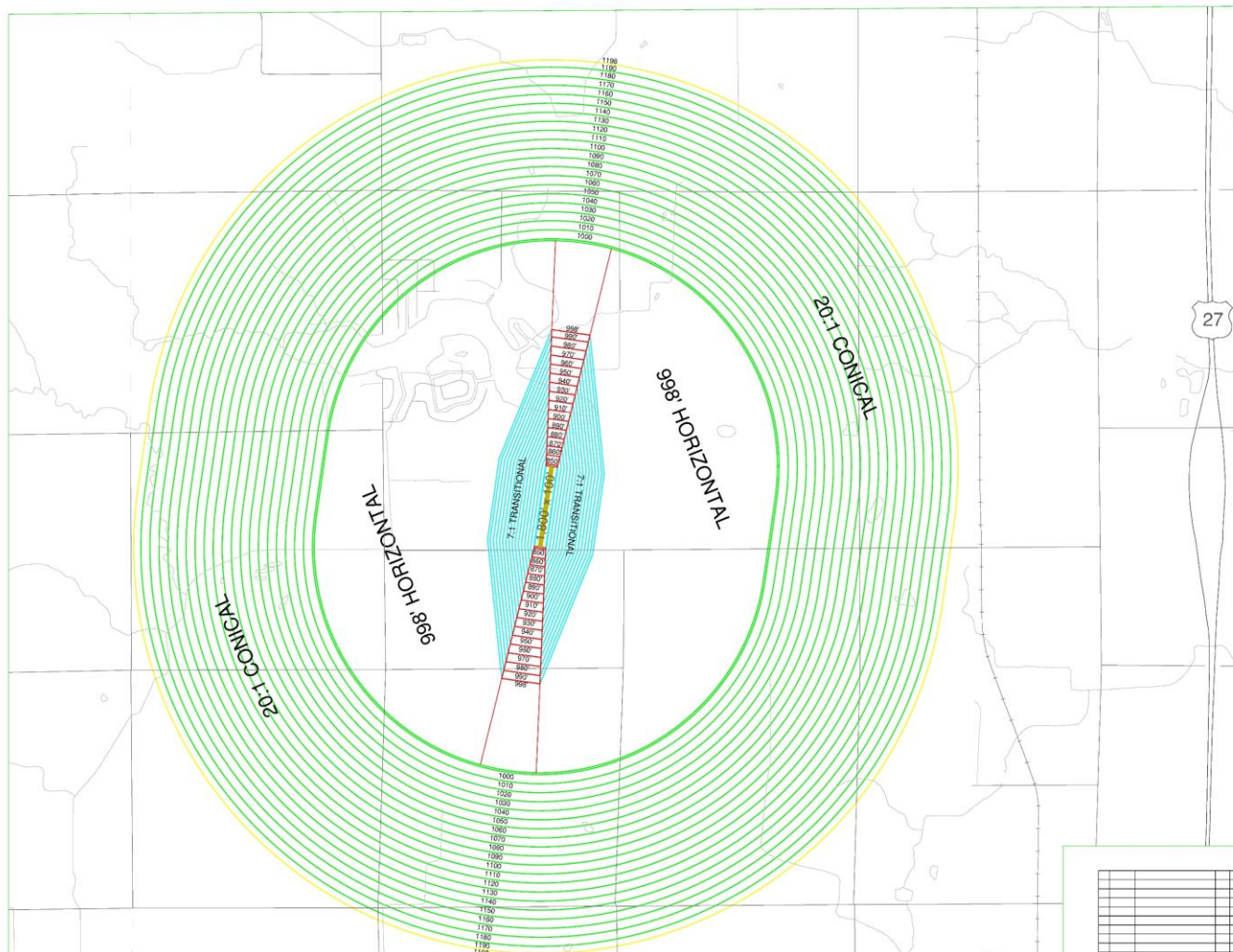
- Three Part Document
  - FAA Part 77 Height Limitations
  - Land Use Drawing
  - Land Use Zone Guidelines

# Airport Approach Plans

- Must be approved by the Michigan Aeronautics Commission.
- Approximately 200 plans have been approved using the current standards.
- The plans are being used by local zoning officials to promote adequate airport zoning districts/protections.

# New Airport – Denton Farms

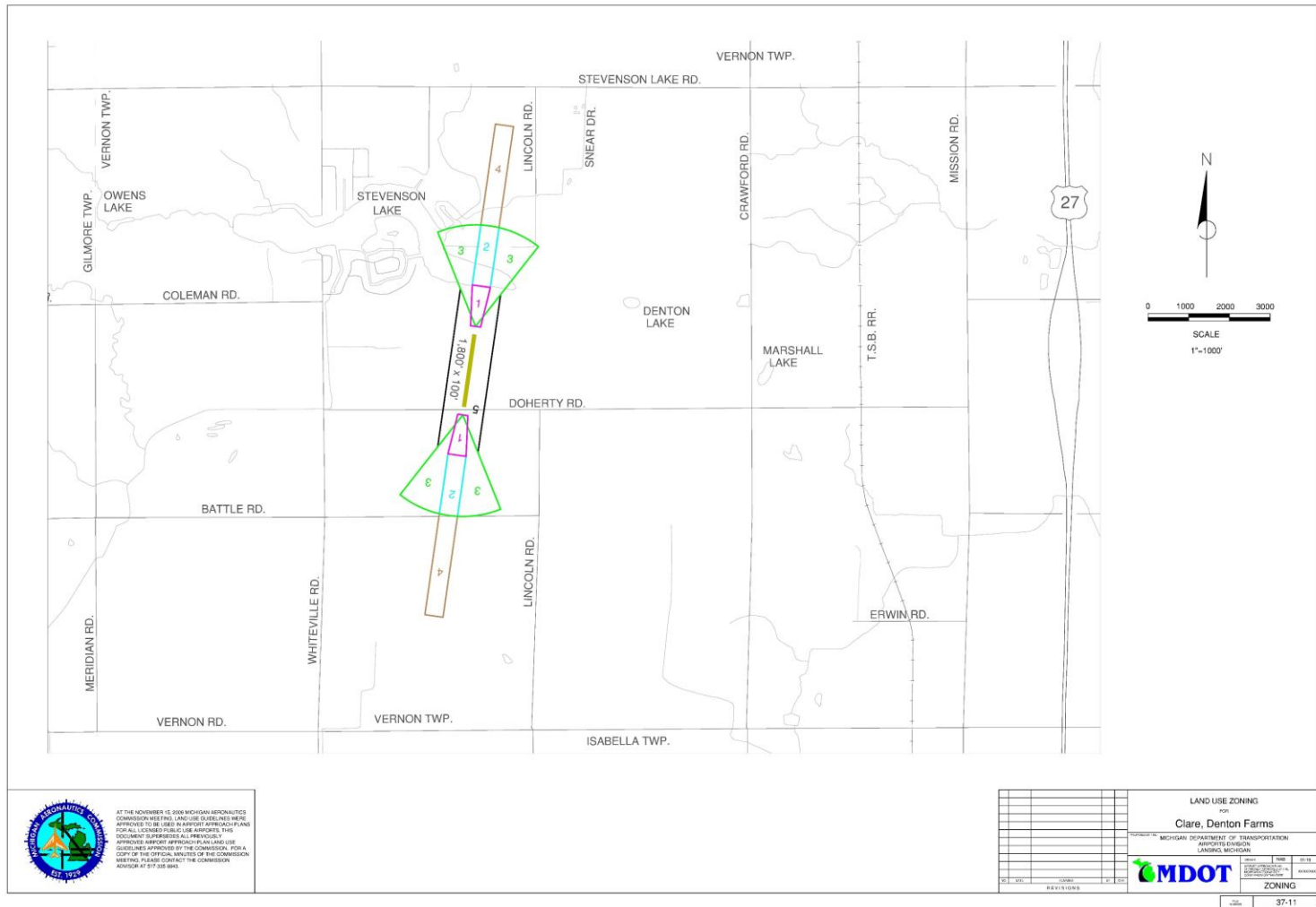
- Staff will recommend the following Airport Approach plan for MAC approval
- Airport Approach Plan is found within your packet.



**Denton Farms**  
Elevation 848'

FAA PART 77			
FOR			
Clare, Denton Farms			
MICHIGAN DEPARTMENT OF TRANSPORTATION			
OFFICE OF AERONAUTICS			
LANSING, MICHIGAN			
DATE	BY	CHKD	DATE
01/18	01/18	01/18	01/18
ZONING			
37-11			

# Denton Farms – 1,800' x 100'





## ACCIDENT SAFETY ZONES, LAND USE GUIDELINES AND PLANNING STRATEGIES FOR NEW DEVELOPMENT

Accident Safety Zone	Land Use Characteristics	Land Use Guidelines	Land Use Planning Strategies  *All aviation uses are acceptable
<b>Zone 1</b> (See Special Note)	<b>Population Density</b>	Avoid land uses which concentrate people indoors or outdoors.	<ol style="list-style-type: none"> <li>1. 0-5 people/acre.</li> <li>2. Airport sponsor should purchase property if possible.</li> <li>3. Zone land uses, which by their nature, will be relatively unoccupied by people (i.e. mini-storage, small parking lots).</li> </ol>
	<b>Residential vs. Non-Residential Land Use</b>	Prohibit all residential land uses. All non-residential land uses permitted outright subject to the Population Density and Special Function Land Use guidelines.	<ol style="list-style-type: none"> <li>1. Create a height hazard overlay ordinance around the airport.</li> <li>2. Airport sponsor should purchase property if possible.</li> <li>3. Airport sponsor should obtain avigation and obstruction easements.</li> <li>4. During the site development process, shift all structures away from the runway centerlines if possible.</li> <li>5. Landscaping requirements shall establish only low growing vegetation.</li> <li>6. Prohibit high overhead outdoor lighting.</li> <li>7. Require downward shading of lighting to reduce glare.</li> <li>8. Evaluate all possible permitted conditional uses to assure compatible land use.</li> </ol>
	<b>Special Function Land Use</b>	Prohibit all Special Function Land Uses.	<ol style="list-style-type: none"> <li>1. Prohibit overhead utilities and all noise sensitive land uses.</li> <li>2. Zone land for uses other than for schools, play fields, hospitals, nursing homes, daycare facilities and churches.</li> <li>3. Limit storage of large quantities of hazardous or flammable material.</li> <li>4. Ensure permitted uses will not create large areas of standing water, or generate smoke/steam, etc.</li> </ol>

**Special Note:** Since the dimensions of Zone 1 are similar to the dimensions of the Runway Protection Zone (RPZ), those airports receiving federal grant dollars from the FAA's Airport Improvement Program, should strongly consider purchasing the RPZ or otherwise acquire rights to the property for the RPZ..

## COMPATIBLE LAND USE MATRIX

Accident Safety Zone	Land Use Characteristics	Land Use Guidelines	Land Use Planning Strategies  *All aviation uses are acceptable
Zone 2	Population Density	Avoid land uses which concentrate people indoors or outdoors.	<ol style="list-style-type: none"> <li>1. 0-5 people/acre.</li> <li>2. Zone land uses, which by their nature, will be relatively unoccupied by people (i.e. mini-storage, small parking lots).</li> </ol>
	Residential vs. Non-Residential Land Use	Prohibit all residential land uses. All non-residential land uses permitted outright subject to the Population Density and Special Function Land Use guidelines.	<ol style="list-style-type: none"> <li>1. Create a height hazard overlay ordinance around the airport.</li> <li>2. Obtain aviation and obstruction easements.</li> <li>3. During site development process, shift all structures away from the runway centerlines if possible.</li> <li>4. Prohibit mobile home parks.</li> <li>5. Landscaping requirements shall establish only low growing vegetation.</li> <li>6. Prohibit high overhead outdoor lighting.</li> <li>7. Require downward shading of lighting to reduce glare.</li> <li>8. Evaluate all possible permitted conditional uses to assure compatible land use.</li> </ol>
	Special Function Land Use	Prohibit all Special Function Land Uses.	<ol style="list-style-type: none"> <li>1. Prohibit overhead utilities and all noise sensitive land uses.</li> <li>2. Zone land for uses other than for schools, play fields, hospitals, nursing homes, daycare facilities and churches.</li> <li>3. Limit storage of large quantities of hazardous or flammable material.</li> <li>4. Ensure permitted uses will not create large areas of standing water, or generate smoke/steam, etc.</li> </ol>



### COMPATIBLE LAND USE MATRIX

Accident Safety Zone	Land Use Characteristics	Land Use Guidelines	Land Use Planning Strategies  *All aviation uses are acceptable
Zone 3	Population Density	Avoid land uses which concentrate people indoors or outdoors.	<ol style="list-style-type: none"> <li>1. &lt; 25 people/acre.</li> <li>2. Zone land uses, which by their nature, will be relatively unoccupied by people (i.e. mini-storage, small parking lots).</li> </ol>
	Residential vs. Non-Residential Land Use	Limit residential development to Low Density housing standards. All non-residential land uses permitted outright subject to the Special Function Land Use guidelines.	<ol style="list-style-type: none"> <li>1. Create a height hazard overlay ordinance around the airport.</li> <li>2. Obtain avigation and obstruction easements.</li> <li>3. During site development process, shift all structures away from the runway centerlines if possible.</li> <li>4. Prohibit mobile home parks.</li> <li>5. Landscaping requirements shall establish only low growing vegetation.</li> <li>6. Prohibit high overhead outdoor lighting.</li> <li>7. Require downward shading of lighting to reduce glare.</li> <li>8. Evaluate all possible permitted conditional uses to assure compatible land use.</li> </ol>
	Special Function Land Use	Prohibit all Special Function Land Uses.	<ol style="list-style-type: none"> <li>1. Prohibit overhead utilities and all noise sensitive land uses.</li> <li>2. Zone land for uses other than for schools, play fields, hospitals, nursing homes, daycare facilities and churches.</li> <li>3. Limit storage of large quantities of hazardous or flammable material.</li> <li>4. Ensure permitted uses will not create large areas of standing water, or generate smoke/steam, etc.</li> </ol>

## COMPATIBLE LAND USE MATRIX

Accident Safety Zone	Land Use Characteristics	Land Use Guidelines	Land Use Planning Strategies  *All aviation uses are acceptable
Zone 4	Population Density	Limit population concentrations.	1. < 40 people/acre in buildings, < 75 persons/acre outside buildings.
	Residential vs. Non-Residential Land Use	Limit residential development to Low Density housing standards. All non-residential land uses permitted outright subject to the Special Function Land Use guidelines.	<ol style="list-style-type: none"> <li>1. Create a height hazard overlay ordinance around the airport.</li> <li>2. Obtain aviation easements.</li> <li>3. Clustered development to maintain density as long as open space remains unbuilt. Place clustered development away from extended runway centerline.</li> <li>4. Prohibit mobile home parks.</li> <li>5. Require downward shading of lighting to reduce glare.</li> <li>6. Evaluate all possible permitted conditional uses to assure compatible land use.</li> </ol>
	Special Function Land Use	Prohibit all Special Function Land Uses.	<ol style="list-style-type: none"> <li>1. Evaluate noise sensitive land uses in light of aircraft noise contour lines (if available) when establishing new zoning.</li> <li>2. Prohibit high overhead utilities and all noise sensitive land uses.</li> <li>3. Zone land for uses other than for schools, play fields, hospitals, nursing homes, daycare facilities and churches.</li> <li>4. Limit storage of large quantities of hazardous or flammable material.</li> <li>5. Ensure permitted uses will not create large areas of standing water, or generate smoke/steam, etc.</li> </ol>

## COMPATIBLE LAND USE MATRIX

Accident Safety Zone	Land Use Characteristics	Land Use Guidelines	Land Use Planning Strategies  *All aviation uses are acceptable
Zone 5	Population Density	Avoid land uses which concentrate people indoors or outdoors.	<ol style="list-style-type: none"> <li>1. 0-5 people/acre.</li> <li>2. Zone land uses, which by their nature, will be relatively unoccupied by people (i.e. mini-storage, small parking lots).</li> </ol>
	Residential vs. Non-Residential Land Use	Prohibit all residential land uses. All non-residential land uses permitted outright subject to the Population Density and Special Function Land Use guidelines.	<ol style="list-style-type: none"> <li>1. Airport sponsor should purchase property if possible.</li> <li>2. Create a height hazard overlay ordinance around the airport.</li> <li>3. Obtain aviation and obstruction easements.</li> <li>4. During site development process, shift all structures away from the runway centerlines if possible.</li> <li>5. Landscaping requirements shall establish only low growing vegetation.</li> <li>6. Prohibit high overhead outdoor lighting.</li> <li>7. Require downward shading of lighting to reduce glare.</li> <li>8. Evaluate all possible permitted conditional uses to assure compatible land use.</li> </ol>
	Special Function Land Use	Prohibit all Special Function Land Uses.	<ol style="list-style-type: none"> <li>1. Prohibit overhead utilities and all noise sensitive land uses.</li> <li>2. Zone land for uses other than for schools, play fields, hospitals, nursing homes, daycare facilities and churches.</li> <li>3. Limit storage of large quantities of hazardous or flammable material.</li> <li>4. Ensure permitted uses will not create large areas of standing water, or generate smoke/steam, etc.</li> </ol>